



SETTING ASSESSMENT

WYNDING HOUSE, BAMBURGH

21100-HL-00-XX-RP-A-0005-S4-P02

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This report is a setting assessment of Grade II listed Wynding House (4 The Wynding) (Listing NGR: NU1804735060) in the context of the Bamburgh village and Bamburgh Castle to accompany the planning application for alteration and extension to the house and grounds.

This report is prepared to inform and guide the design development process through the evaluation and understanding of the heritage asset and its setting in the context of the Bamburgh Castle and the Bamburgh village. The document was prepared following guidelines set out in *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* published by Historic England.

1.1 Purpose of this Assessment

This report assesses the setting of the Wynding House in the context of Bamburgh village and Bamburgh Castle to assist the design team in developing an understanding of the effect the proposal might have on the setting, while establishing where change might be more easily accommodated to maximise enhancement and minimise harm.

All the information presented and analysed in this report will inform the design team, allowing them to make well-evidenced design decisions.

Please refer to the Design and Access Statement for a description of the proposed works and to the Heritage Statement for the evaluation of the heritage asset.



Figure 1. The Wynding House.

2.0 The extent of setting

Bamburgh Village

2.1 Bamburgh Village



Figure 2. The Wynding House location within the context of the Bamburgh Village.

2.2 History of the Bamburgh village

Bamburgh is a village and a civil parish on the coast of Northumberland, England, most notable for the Bamburgh Castle. The castle, set 180 feet high on a volcanic outcrop of the Great Whin Sill was a stronghold for the Kings of Northumbria and England, until its military significance ended after a siege in the Wars of the Roses. It came into private ownership in the early seventeenth century, undergoing restoration and rebuilding. In 1894 the Castle was bought by the Lord Armstrong of Cragside and is still owned by the Armstrong family who plays an active part in its operation and maintenance.

The village is also known for its association with the Victorian-era heroine Grace Darling, who along with her father, rowed through the sea during a storm to rescue the men of the Forfarshire. She was buried in St Aiden's Churchyard in Bamburgh. The Grace Darling Museum sits in Bamburgh Castle's walled garden, the garden Grace's grandfather worked in, three doors away from the house she was born in.

2.3 Northumberland Coast Area of Outstanding Natural Beauty

Bamburgh is located within the Northumberland Coast Area of Outstanding Natural Beauty, designated in 1958 and covering an area of 138 sq km along 64 km of the coastline between Berwick-upon-Tweed and the Coquet Estuary. The nearby dunes to the southeast of the castle are a Site of Special Scientific Interest.

2.0 The extent of setting

Bamburgh Village

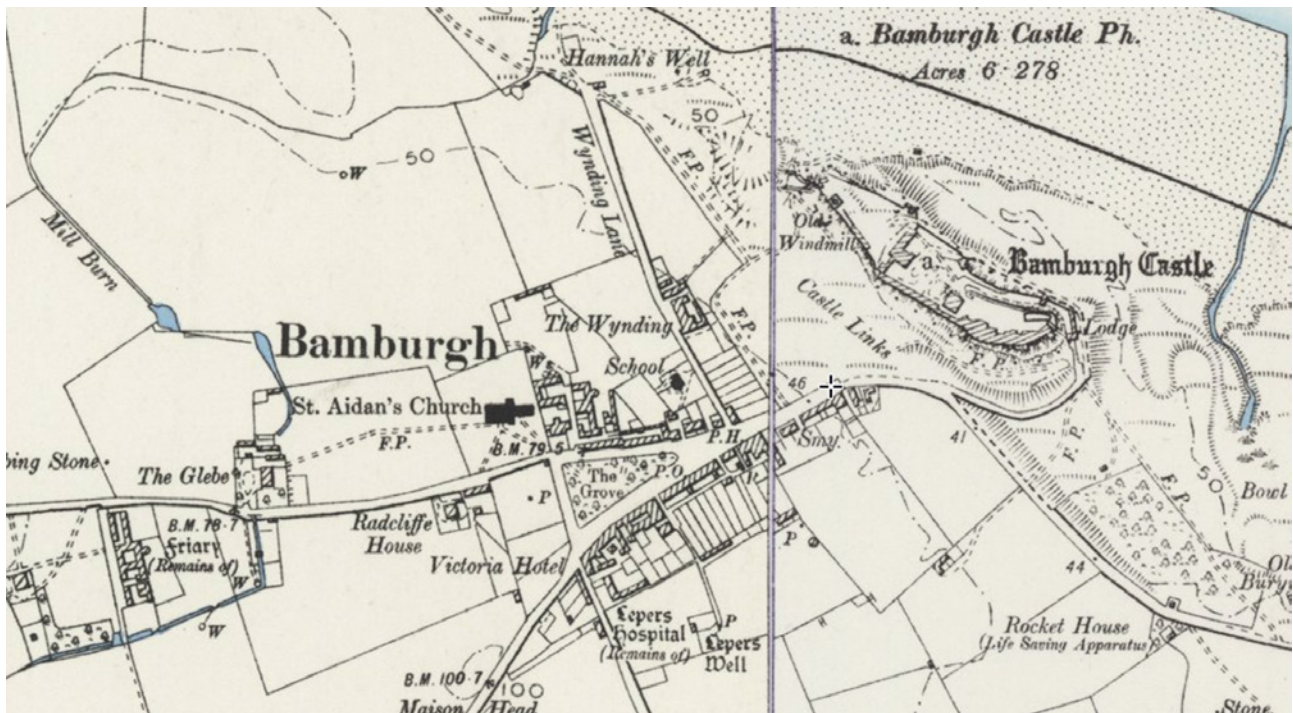


Figure 3. The 1st edition Ordnance Survey (OS) map, dated 1865, showing the form of the village well established with the Wynding Lane branching off northwards.

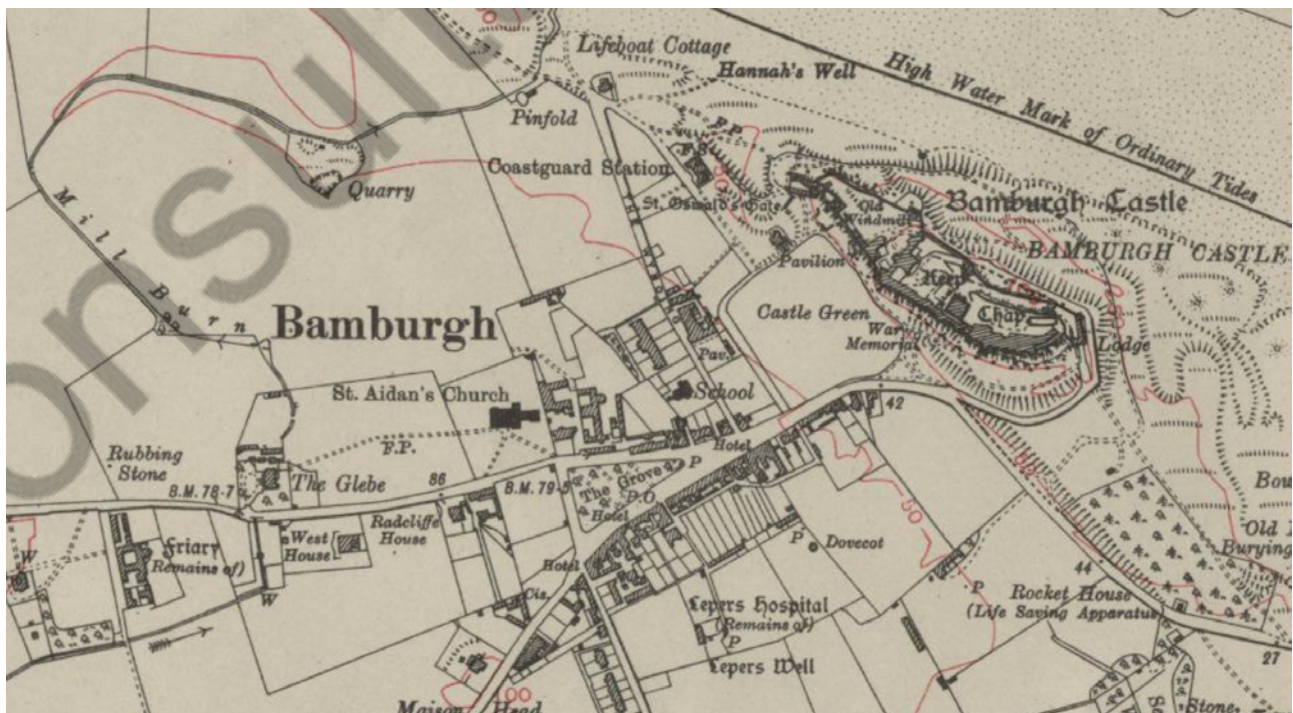


Figure 4. The 3rd edition OS map, dated 1925, shows development along the Wynding and construction of the Arts & Crafts 1-7 The Wynding.

3.1 Bamburgh Conservation Area

Bamburgh Conservation Area was designated on 10th October 1972 due to its deep history with the potential to yield significant information about:

- Early Christian saints,
- Golden Age of Northumbria,
- Grace Darling,
- Dominant landowners, such as Lord Crewe’s Trust and the Armstrong Estate.

The Historic Landscape Characterisation Document covering the area identifies the village as a ‘pre-1860 settlement’, i.e. an area of housing which appears on the 1st edition OS map. The castle is zoned as ‘other parkland or recreational area’, a primarily medieval fort now an ornamental or recreational landscape or heritage site.

The Wynding House is located within the Conservation Area.

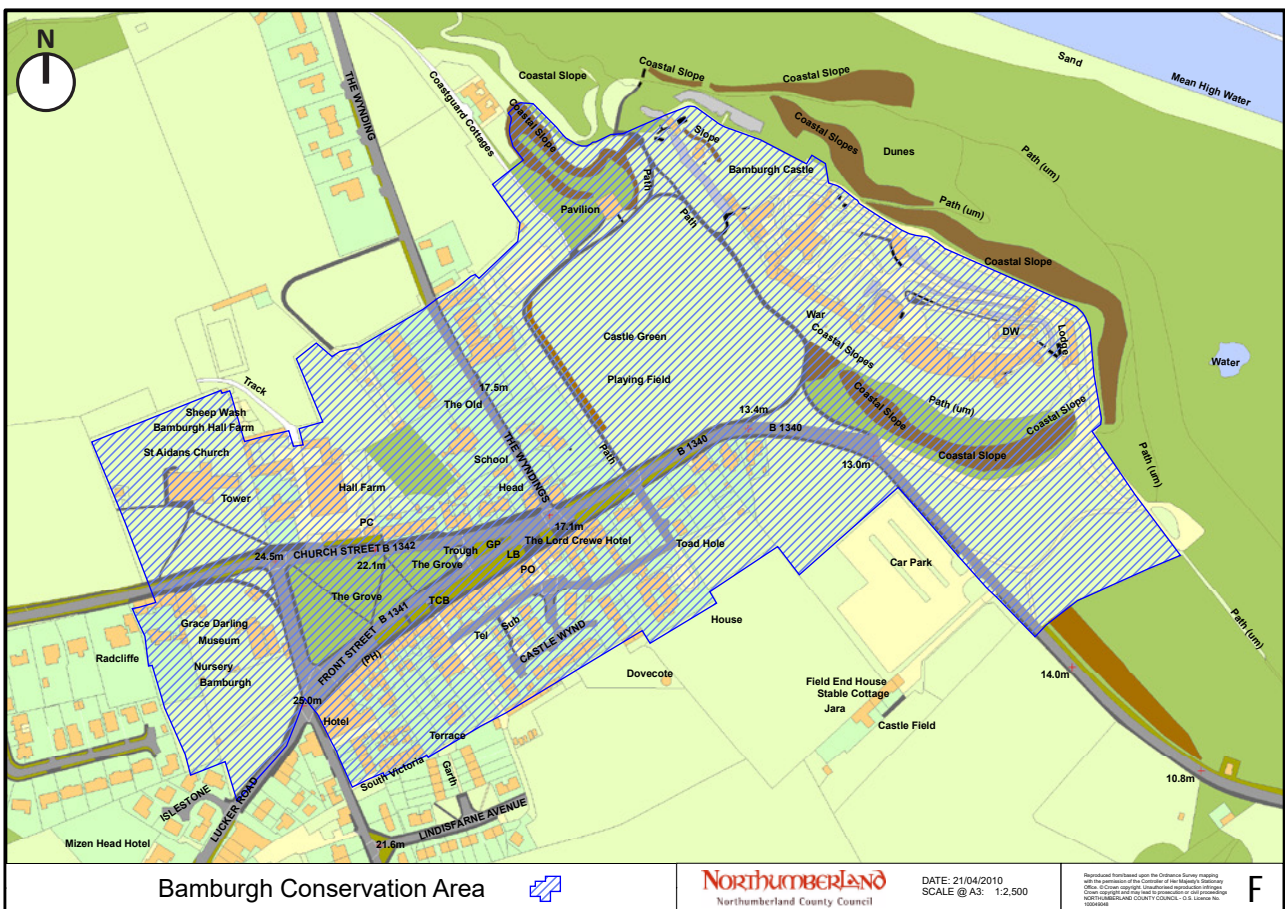


Figure 5. Bamburgh Conservation Area.

3.0 Setting and heritage assets

Bamburgh Village

3.2 Listed Context in Bamburgh Village

There are a number of listed buildings in the vicinity of the house. The majority of the listed buildings are Grade II, with exception of the Bamburgh Castle which is Grade I listed.

1. Walled Garden	Grade II	12. Pant and Through at the Grove	Grade II
2. Churchyard Wall	Grade II	13. 17-22 Front Street	Grade II
3. Bamburgh Hall	Grade II	14. The Post Office	Grade II
4. Bamburgh Hall Farm buildings	Grade II	15. The Village Store	Grade II
5. The Castle Hotel	Grade II	16. The Lord Crewe Arms	Grade II
6. 8 Front Street	Grade II	17. The Toby Jug Restaurant	Grade II
7. 9 and 10 Front Street	Grade II	18. Dovecote	Grade II*
8. The Village House	Grade II	19. Armstrong House	Grade II
9. 12 and 13 Front Street	Grade II	20. 1-7 The Wynding	Grade II
10. Bamburgh House	Grade II	21. Wynding House	Grade II
11. Bamburgh House Garden Wall	Grade II	22. Bamburgh Castle	Grade I

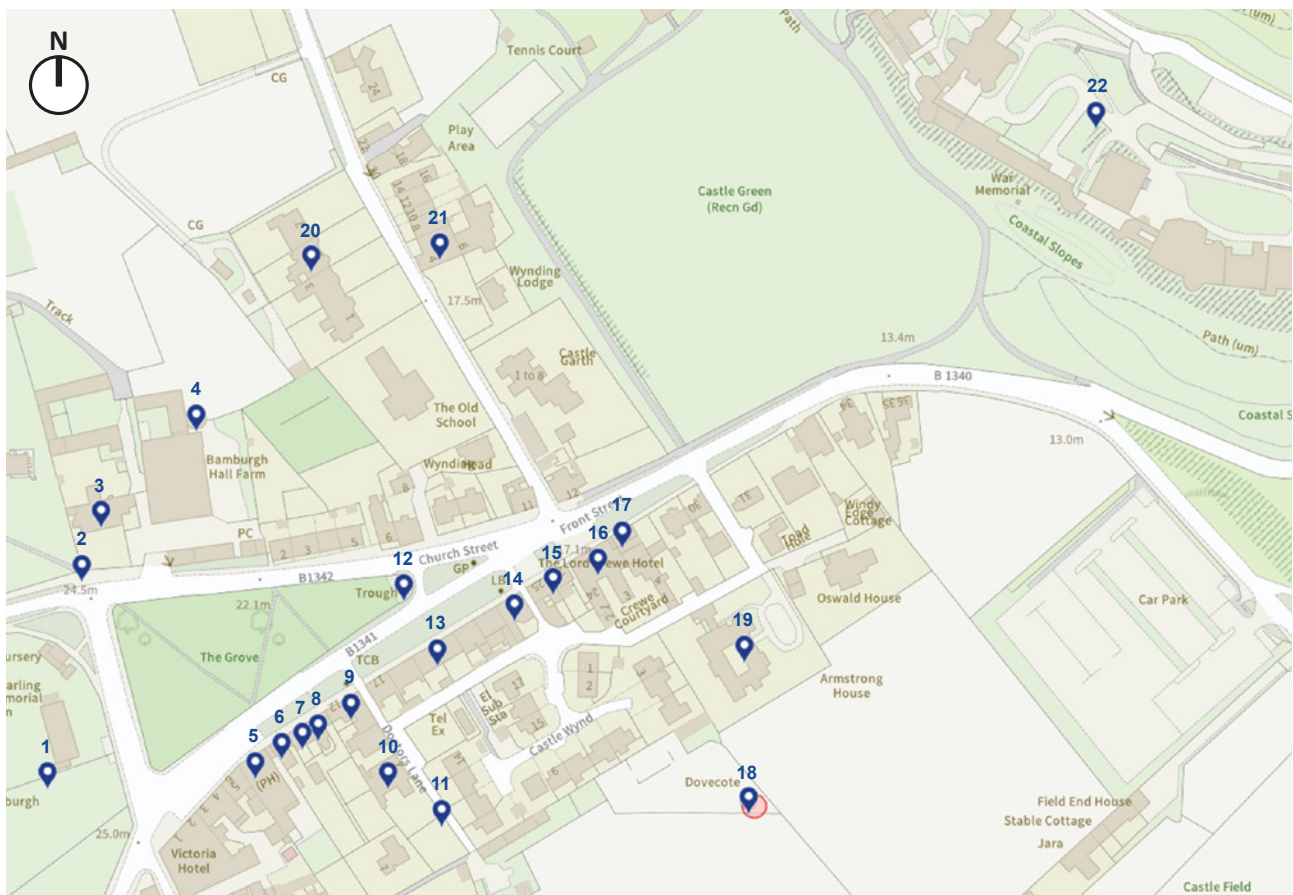


Figure 6. Location plan indicating listed buildings in the vicinity of the Wynding House.



Figure 7. Aerial view of the Bamburgh Castle and Bamburgh village with the Wynding House in the background. Source: Historic England, 1940s.



Figure 8. Aerial view of the Bamburgh Castle and Bamburgh village with the Wynding House in the background. Source: Historic England, 1940s.

3.3 Context of the Wynding House



The nearby context to the Wynding House is predominantly residential with properties from different time periods. A Grade II listed Arts & Crafts terrace of houses (1-7 The Wynding) is located to the west of the house, built in 1906 by Ernest Hart for Lord Armstrong. A number of mid-20th century detached properties are located to the north of the Wynding House. To the south of the Wynding House an Arts and Craft house, Castle Garth, was built in 2010.

To the east, the landscape is dominated by the Bamburgh Castle and the views across the village green. The impact and pre-eminence of the castle on the Wynding House and the whole village cannot be overestimated.



Figure 10. Bamburgh Castle, as seen from the Castle Green.



Figure 11. The Wynding House can be seen from the Front Street, the main road to the village. While the house is visible the views are dominated by the Arts and Crafts terrace. The clear complexity of different roof forms, gables and dormer windows, shows the variety of residential properties along The Wynding.



Figure 12. Further along the Front Street, towards the village centre, the Wynding House gable is visible, however, the dominant views are of Castle Green and recently developed Castle Garth.



Figure 13. The views from the south-west corner of the Castle Green with the roof of the Wynding House visible, however, not as prominent as the Arts and Craft Castle Garth built in 2010.



Figure 14. View from the north-east corner of the Castle Green. The Wynding House is seen with the 1-7 The Wynding in the background. A new house is under-construction, overlooking the Castle Green with a significant dormer feature apparent above the stone boundary wall.



Figure 15. Views of the rear elevations of 4-16 The Wynding from the Castle Green. The houses have been modified over time so that the buildings look like different entities rather than parts of historically one house. The Wynding House (No.4) can be seen in the background.



Figure 16. View from the south-west promenade on the Castle Green westwards. 6 The Wynding is the dominant form with two gables and a south-facing gable dormer.



Figure 17. View along the Wynding northward, showing the stone wall to the boundary being a dominant feature of the streetscape. The gate to the house can be seen.



Figure 18. The original gates to the Wynding House, now entrance to the newly developed house in the garden of 6 The Wynding.



Figure 19. View along the Wynding southward, showing the change of scale of the rear of the main house.

5.0 Landscape Assessment and Amenity

Analysis

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of, the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity. The Landscape Assessment and Amenity analysis was conducted under the guidance available in *The Setting of Heritage Assets and Guidelines for Landscape and Visual Impact Assessment*.



Significant view 1 - The view comprises of an amalgamation of houses clearly modified throughout the years with a new house recently constructed with a significant dormer feature apparent above the stone boundary wall, overlooking Castle Green and significantly affecting the setting.

Significant view 2 - The clear complexity of different roof forms, gables and dormer windows forms the view of the village with the variety of residential properties evident along The Wynding. The view is dominated by the Arts and Crafts terrace.

Significant view 3 - Stone walls to the boundaries are a dominant feature of the streetscape.


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